

SECTION 1  
**ZONING DISTRICTS ESTABLISHED AND DEFINITIONS**

- 1.01 The City of Frisco, Texas is hereby divided into the following zoning districts. The use, height and area regulations as set out herein apply to each district. The districts established herein shall be known as:

<b>Abbreviated Designation</b>	<b>Zoning District Name</b>
A	Agricultural District
RE	Residential Estate District
SF-1	Single Family Residential District
SF-2	Single Family Residential District
SF-3	Single Family Residential District
SF-4	Single Family Residential District
SF-5	Single Family Residential District
OTR	Original Town Residential
PH	Patio Home District
TH	Townhome
2F	Two Family Residential (Duplex)
MF-1	Multiple Family District – 1
MF-2	Multiple Family District – 2
MH	Mobile Home District
O-1	Office District – 1
O-2	Office District – 2
NS	Neighborhood Service District
R	Retail District
OTC	Original Town Commercial
C-1	Commercial District – 1
C-2	Commercial District – 2
H	Highway District
IT	Information & Technology District
CO	Corporate Office District
I	Industrial District
PD	Planned Development District
SUP or S	Specific Use Permit
HL	Historic Landmark District

1.02 **DEFINITIONS AND PURPOSE OF ZONING DISTRICTS (BASE ZONING DISTRICTS)**

**A - AGRICULTURAL DISTRICT:** This District is intended to provide a location for principally undeveloped or vacant land situated on the fringe of an urban area and used for agricultural purposes, but may become an urban area in the future. Generally, the "A", Agricultural District, will be near development; therefore, the agricultural activities conducted in the "A", Agricultural District, should not be detrimental to urban land uses. The types of uses and the area and intensity of uses permitted in this District shall encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made. The "A", Agricultural District is also intended to protect areas that may be unsuitable for development because of physical problems, lack of infrastructure, constraints, or potential health or safety hazards such as flooding, as well as providing for preservation of natural open space areas.

**RE - RESIDENTIAL ESTATE DISTRICT:** The RE District is designed to promote and encourage a suitable environment for family life on large parcels of land used only for suburban style single-family homes and their community services and facilities. This District is intended to encourage more open space, permeable surfaces, and greater setbacks with characteristics of semi-rural areas.

**SF-1 - SINGLE FAMILY RESIDENTIAL DISTRICT - 1:** The SF-1, Single Family Residential District -1 will allow the development of single-family detached dwelling units on lots of not less than sixteen thousand (16,000) square feet. Other uses, such as religious and educational facilities, and open spaces, will be provided for to maintain a balanced, orderly, convenient and attractive residential area.

**SF-2 - SINGLE FAMILY RESIDENTIAL DISTRICT - 2:** The SF-2, Single Family Residential District -2 is intended to provide for development of single-family detached dwelling units on lots of not less than twelve thousand, five hundred (12,500) square feet.

**SF-3 - SINGLE FAMILY RESIDENTIAL DISTRICT - 3:** The SF-3, Single Family Residential District -3 is intended to be similar to the SF-2 except composed of detached, single family residences on lots of not less than ten thousand (10,000) square feet.

**SF-4 - SINGLE FAMILY RESIDENTIAL DISTRICT - 4:** The SF-4, Single Family Residential District is intended to be similar to the other SF Districts except composed of detached, single family residences on lots of not less than eight thousand five hundred (8,500) square feet.

**SF-5 - SINGLE FAMILY RESIDENTIAL DISTRICT - 5:** The SF-5 Single Family Residential District is designed to provide for a suitable residential environment for family life on parcels of land smaller and more compact in size, having a minimum lot area of seven thousand (7,000) square feet, while limiting the uses to single-family residences and their community services and facilities.

**OTR - ORIGINAL TOWN RESIDENTIAL:** The OTR District is established to preserve areas of primarily residential character with the downtown area. Due to the historic nature of these areas, the district seeks to enhance and protect the residential core of the downtown while providing infill opportunities and encouraging renovation of existing structures.

**PH - PATIO HOME DISTRICT:** The PH, Patio Home District is provided to allow for development of "zero lot line" homes in a modified residential district which encourages greater use of the side yard areas. Clustered lot patterns with a common usable open space system can be incorporated as an integral part of the development. The minimum lot area shall be five thousand (5,000) square feet. The District is appropriate as a buffer between higher intensity uses and heavily traveled thoroughfares, and lower density residential uses.

**TH - TOWNHOME DISTRICT:** The TH, Townhome District provides for the development of attached residential dwelling units in structures built to accommodate three to eight units per structure. Residential density in the TH District allows a medium-range density not to exceed twelve (12) units per gross acre. Open space is encouraged in this District through provisions set forth in the standards for the District.

**2F - TWO FAMILY RESIDENTIAL DISTRICT:** The 2F, Two Family Residential is intended to promote stable, quality multiple-occupancy residential development at slightly increased densities. Individual ownership of the two family or duplex units is encouraged. This District may include entire neighborhoods, or, when in accordance with the intent of the Comprehensive Plan, may provide a "buffer" or transition district between lower density residential areas and higher or non-residential areas, or major thoroughfares.

**MF-1 - MULTIPLE FAMILY RESIDENTIAL DISTRICT-1:** The MF-1, Multiple Family Residential District-1 is an attached residential district intended to provide for a maximum residential density of fifteen (15) dwelling units per net acre. The principal permitted land uses will include multiple family dwellings, garden apartments, condominiums and townhomes. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this District. This District should be located adjacent to a Major Thoroughfare and serve as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development.

**MF-2 - MULTIPLE FAMILY RESIDENTIAL DISTRICT - 2:** The MF-2, Multiple Family Residential District-2 is an attached residential district permitting a maximum of nineteen (19) dwelling units per net acre. Other permitted uses are those permitted in the MF-1 District. This District should be located adjacent to a major thoroughfare and serve as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development.

**MH - MOBILE HOME DISTRICT:** The MH, Mobile Home District is a detached residential district establishing standards for the development of a mobile home park, a mobile home subdivision, or a recreational vehicle park. A mobile home park offers spaces for the placement of mobile home units on a lease or rental basis. Mobile home subdivisions include individually platted lots, for sale within the subdivision, for the placement of mobile home units. The District establishes area and design requirements for both parks and subdivisions, as well as, yard requirements for individual lots. Both parks and subdivisions provide open space and recreational areas appropriate for the acreages and number of units contained. The recreational vehicle park is land designed to accommodate recreational vehicles as defined and is granted as a specific use in the MH District.

**O-1 - OFFICE DISTRICT - 1:** The O-1, Office District - 1 is established to create a flexible District for low intensity office and professional uses (less than ten thousand (10,000) square feet of floor area). The District can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas by limiting heights to one (1) story and utilizing buffers and landscape requirements established by Article IV, Section 2. Sites zoned O-1 may be built to two (2) stories or in excess of ten thousand (10,000) square feet if located away from any properties zoned for a single family. Buildings in this District should be compatible and in similar scale with residential uses and adjacent property.

**O-2 - OFFICE DISTRICT - 2:** The O-2 Office District is established to accommodate a variety of mid- and high-rise office developments providing for professional, financial, medical and similar services for local residents; corporate offices for regional and national operations; and major employment centers for city, county and state governmental entities. Limited retail establishments, incidental to the main uses, may be appropriate in association with large office complexes. Areas zoned for O-2 use must be located within the vicinity of a major thoroughfare such as S.H. 121 and U.S. 380, Preston Road or the proposed tollway. Since this District is intended for more intensive nonresidential uses, landscape treatment and other visual site treatments are anticipated. Multi-story buildings must be buffered from nearby single-family zoned areas through the use of setbacks, landscape buffers, and screening.

**NS - NEIGHBORHOOD SERVICE DISTRICT:** The NS, Neighborhood Service

District is established as a limited retail category intended for use by residents of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. Establishments should include small, free-standing retail structures, such as convenience stores and neighborhood oriented personal service establishments. Sites zoned NS should be located on a major thoroughfare and generally utilize a site adjacent to one or more logical neighborhood service areas. The total gross leasable floor area of all structures in an individual NS District should not exceed fourteen thousand (14,000) square feet.

**R - RETAIL DISTRICT:** The R, Retail District is established to provide locations for various types of general retail trade, business and service uses for services to one or more neighborhoods. The shopping areas developed within an "R" District should utilize established landscape and buffering requirements and be limited to two stories in height. The "R" District and shopping areas should be located generally at the intersection of major thoroughfares and convenient to their residential trade area, with signage compatible with surrounding land use. In the "R" District, open storage as defined in Article II, Section 4 shall be prohibited.

**OTC - ORIGINAL TOWN COMMERCIAL:** The OTC District is established to preserve areas of primarily commercial character with the downtown area. Due to the historic nature of this area, the district seeks to enhance and protect the commercial core of the downtown while providing infill opportunities and limiting "heavier" uses.

**C-1 - COMMERCIAL DISTRICT - 1:** The C-1, Commercial District-1 is intended predominately for heavy retail, and light intensity wholesale and commercial uses of a service but excluding any type of warehousing or the open storage of building, construction or other materials. The nature of uses in this District have operating characteristics and traffic service requirements generally compatible with typical office, retail, shopping, and some residential environments. Operating characteristics which may be typical of uses permitted in the C-1 District include car wash, pawn shops, funeral home, minor automobile repair, and automobile sales type uses. The C-1 Commercial District is primarily intended for the Preston Road Corridor.

**C-2 - COMMERCIAL DISTRICT - 2:** The C-2, Commercial District-2 is intended to provide a centrally located and convenient location for small scale service and commercial related establishments, such as wholesale products, welding shops, major automotive repair, upholstery shops, and other heavy commercial uses. Uses in this District may require open, but screened, storage areas for materials. The uses envisioned for the District will typically utilize smaller sites and have convenient access to thoroughfares and collector streets.

**H - HIGHWAY DISTRICT:** This District is intended to provide for a variety of office, retail, and service uses for the purpose of creating a high quality mixture of land

uses along S.H. 121. Uses in this District are expected to provide service to a large trade area and be compatible with the future freeway section proposed for S.H. 121. This District is also designed to allow multi-story construction. Uses requiring outside storage will be prohibited, but outside display, such as a new car dealership, will be permitted.

**IT - INFORMATION & TECHNOLOGY DISTRICT:** The IT - Information & Technology District is intended predominately for office, light assembly and manufacturing, research and laboratory facilities, and service uses. Uses should be located along collector-size streets or larger and/or railroads. Location should be such that trips generated will minimize commercial traffic in residential neighborhoods. Permitted uses are appropriate next to residential uses with appropriate screening.

**CO - CORPORATE OFFICE DISTRICT:** The CO - Corporate Office District is intended to provide for corporate headquarters and other professional offices in a campus style environment generally located along major thoroughfares. The District is most appropriate within the Tollway, S.H. 121, and U.S. 380 corridors. Incidental retail uses are permitted within the building to serve employees, customers, and guests.

**I - INDUSTRIAL DISTRICT:** The I - Industrial District is intended primarily for uses in the conduct of light manufacturing, assembling and fabrication, and for warehousing, wholesaling and service operations that do not depend upon frequent customer or client visits. Such uses do require accessibility to major highways, rail lines or other means of transportation.

**PD - PLANNED DEVELOPMENT DISTRICT:** The PD, Planned Development District accommodates associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, and residential developments of multiple or mixed housing. PD Districts may be used to permit new or innovative concepts in land utilization. While greater flexibility is given to allow special development, procedures are established to insure that misuse of the District does not occur. The minimum area for a planned development request shall be three (3) acres.

**SUP OR S - SPECIFIC USE PERMITS:** This section provides the City Council an opportunity to deny or conditionally approve identified uses which may be permitted in specified zoning districts. These uses generally have unusual nuisance characteristics or are of a public or semi-public character, often essential or desirable, for the general convenience and welfare of the community. Because, however, of the nature of the use, the importance of the use's relationship to the Comprehensive Plan, and possible adverse impacts on neighboring properties, review, evaluation and exercise of sound planning judgment relative to the location

and site plan are required.

**HL - HISTORIC LANDMARK DISTRICT:** The HL, Historic Landmark District is designed to provide for the preservation and protection of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values which reflect the heritage of Frisco.